

**MINUTES OF THE MILLVILLE
TOWN COUNCIL MEETING
September 10, 2019 @ 7:00 PM**

In attendance were Mayor Steve Maneri, Secretary Ronald Belinko, Treasurer Peter Michel, Council Member Sharon Brienza, Town Solicitor Seth Thompson, GMB Representative Andrew Lyons Jr., Town Manager Debbie Botchie, and Town Clerk Matt Amerling.

1. CALL MEETING TO ORDER

Mayor Steve Maneri called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. ROLL CALL

Mayor Steve Maneri stated everyone was present.

4. ADOPTION OF TOWN COUNCIL MINUTES AND NOTES

A. Adoption of Town Council Minutes – August 13, 2019

B. Adoption of Town Council Workshop Minutes – August 27, 2019

Treasurer Peter Michel motioned to adopt the August 13, 2019, Town Council minutes, and the August 27, 2019, Town Council Workshop minutes. Secretary Ronald Belinko seconded the motion. Motion carried 4-0.

5. FINANCIAL REPORT – Treasurer Peter Michel

A. August 2019

Treasurer Peter Michel read the Financial Report for the month ending 8/31/19.

August 31, 2019:

General Revenue: \$ 91,746. Restricted Revenue: \$ 134,774.

General Expenses: 51,448. Restricted Expenses: 13,645.

6. ADMINISTRATIVE MATTERS

A. Administrative Report for August 2019

Town Manager Debbie Botchie stated, under the treasurer's report CD notes, Ms. Botchie would like to add under the two (2) top lines of the two (2) CDs the Town purchased, each were two-hundred-fifty-thousand dollars (\$250,000.00). Ms. Botchie stated the Town officially broke ground today for the park, and on September 25, 2019, the Bethany-Fenwick Chamber of Commerce, in conjunction with Lord's Landscaping, is hosting a family fun night from 5 p.m. to 7 p.m. at Lord's Landscaping. Ms. Botchie stated the Town will be painting a part of a fence which will be a part of a large mural, with John Donato, and the Town would like any Council members available to participate.

7. APPOINTMENTS

A. Appointment and Confirmation of Council Member Barbara Ryer – Town Council

Secretary Ronald Belinko stated Mayor Maneri tasked Mr. Belinko and Treasurer Peter Michel with screening applicants for the Council seat position. Mr. Belinko stated there were three (3) candidates, Mr. Belinko and Mr. Michel examined the letters of interest, and carried out a structural behavioral interview process where the interviewees had to really think through the questions and give them some concrete answers. Mr. Belinko stated after this process, it was very clear to Mr. Belinko and Mr. Michel that they enthusiastically choose Ms. Barbara Ryer – with her previous experience with state agency, in addition to her general business knowledge – for the position on Council. Mayor Maneri thanked Mr. Belinko and Mr. Michel. Mr. Belinko motioned to appoint Barbara Ryer to Town Council. Mr. Michel seconded the motion. Motion carried 3-0.

B. Swearing-in of new Council Member Barbara Ryer – Town Clerk

C. Appointment and Confirmation of Board of Adjustment (BOA) Commission Member Kathy Morrison – Town Council

Council Member Sharon Brienza motioned to appoint Kathy Morrison to the BOA. Mayor Maneri seconded the motion. Motion carried 5-0.

D. Swearing-in of new BOA Commission Member Kathy Morrison – Town Clerk

MOTION TO ENTER PUBLIC HEARINGS

Mr. Michel motioned to enter the public hearings at 7:09 p.m. Mr. Belinko seconded the motion. Motion carried 5-0.

8. NEW BUSINESS

A. Public Hearing Notice – Secretary

B. Written Comments – Town Manager

There were no comments.

C. Discuss a revision to the Millville by the Sea (MBTS) Master Plan Subdivision Site Plan; zoned Master Planned Community (MPC), submitted by Civil Engineering Associates LLC on behalf of Millville Town Center LLC, to change 29.68 acres (19.42 AC, 6.40 AC, with 3.86 AC easement) from Town Center Commercial B to mixed-use, located at Tax Map Parcel 134-15.00-93.01. *Synopsis:* At its August 8, 2019, meeting, the Town Planning & Zoning (P&Z) Commission voted 3-0-2 abstentions to recommend approval to Council.

Mayor Maneri and Ms. Brienza recused themselves from the dais, having Mr. Belinko oversee the meeting. Mr. Belinko asked Council if they had any questions. Mr. Michel stated no, the revision is laid out pretty well and he has no problems with it. Council

Member Barbara Ryer stated she has reviewed the application and she doesn't see any issues.

Mr. Al Ruble, of Millville by the Sea (MBTS), stated he's come tonight before Council to consider a change of zoning from a Commercial B to a mixed-use in the area he's highlighted on the plan presented, which is south of the new Beebe medical facility. Mr. Ruble stated the reason for this is the original plan standards were done in 2014/2015 and they had the whole area zoned for retail, and it would involve a lot wider plazas which really aren't applicable to this area for what MBTS is hoping to do in the future. Mr. Ruble stated after speaking with GMB representative Andrew Lyons Jr., MBTS took the recommendation and applied for the revision. Mr. Lyons stated there was a boundary on this which was fixed so everything suggested by the Town has been addressed.

D. Residents/Property Owner Comments & Questions

Mr. Frank Vigna, of Blue Heron Drive, asked if mixed use housing includes assisted living facilities. Mr. Ruble stated yes, you can have assisted living and apartments as well.

Mr. Chris Buteas, of Shorebreak Crossing, asked if the area considered tonight is near where Beebe is now being built. Mr. Ruble stated yes, Beebe is just to the north of it.

E. Discuss Ordinance 20-03 regarding a Chesapeake Utilities Corporation franchise agreement. Synopsis: If approved, this ordinance will approve a non-exclusive agreement with Chesapeake Utilities Corporation to distribute natural and mixed gas for light, heat, power and other purposes within Town limits.

Mayor Maneri and Ms. Brienza rejoined the dais. Mr. Dean Holden, of Chesapeake Utilities Corporation, stated he was here about a year ago to describe to Council a project Chesapeake was working on at the time and receiving a Delaware grant to support bringing a natural gas main from Dagsboro across Route 26, down Route 17, and Beebe is somewhat of an anchor customer to help support the grant project. Mr. Holden stated Chesapeake was successful in getting some monies from the State to help with the project, so now, after speaking with Ms. Botchie, Chesapeake is here tonight to sign the draft franchise agreement, which was reviewed by the Town Solicitor (Seth Thompson). Mr. Holden stated this agreement will allow Chesapeake to serve natural gas to businesses, residences, and other interested parties within the municipality. Mr. Holden further stated Chesapeake is set to serve Beebe with natural gas onsite, which doesn't fall under the agreement, but once Chesapeake puts gas mains within the right-of-way (ROW), which is their plan to do so, they plan to go from through the ROW to other businesses and residences and provide the service, which falls under this agreement. Mr. Holden stated they are required by the State grant they received to have the gas main installed and online by the end of next year (2020), and construction would likely start after the first of next year. Mr. Holden stated it is Chesapeake's long-term hope this is the "first leg" of gas expansion and it would allow Chesapeake to serve this portion of eastern Sussex County. Mr. Holden stated Chesapeake has a long-term plan to connect this gas main with the one out at

Lighthouse Lakes through Selbyville.

Treasurer Peter Michel stated a lot of people are asking about converting to gas since there is propane in communities such as Bishop's Landing, and what kind of money is Chesapeake looking at to switching over to natural gas. Mr. Holden stated since this is a piped propane system, Mr. Michel's question is tricky. Mr. Holden stated there is often a contract between the propane provider and the developer – although, sometimes it gets transferred over to the homeowners' association (HOA) – so when it comes to that instance, the provider and the developer or HOA jointly have to come to Chesapeake because Chesapeake cannot break a contract between the propane provider and community. Mr. Holden stated the propane provider and the HOA have to be interested parties to talk about conversion, and, if that is the case, Chesapeake is very interested. Mr. Holden stated this is something they'd like to do to bolster their system, to provide a more economical, more emission-friendly fuel source to businesses and residents. Mr. Holden stated Chesapeake also has a filing in with the Public Service Commission (PSC) right now he thinks will soon become official. Mr. Holden further stated the filing is to gain the commission's approval for an appraisal and a conversion approach for Community Gas Systems (CGS) which could be Sharp, CGS or other propane providers. Mr. Holden stated for communities and HOAs which are interested in the conversion, there is a procedure to follow with the filing, and the public can provide comment or intervene. Mr. Michel asked if the HOA has to go to Chesapeake and request the conversion from propane to gas. Mr. Holden stated Chesapeake often hears from individuals in a HOA because gas is more economical, but Chesapeake has to be careful as a company not to seek to break up the contract (between the propane provider and the community/HOA). Mr. Holden stated the propane provider and community/HOA have to be in agreement in seeking to convert their system to natural gas, because if Chesapeake is shown as trying to break that contract, Chesapeake can be held to legal liability. Mr. Michel stated when he bought his house in Bishop's Landing, he was given a package with "gas tips" and the developer said "gas is coming," but Mr. Holden is saying the HOA has to initiate the conversion. Mr. Holden stated if his understanding is correct – because he doesn't know the contract Mr. Michel's community is under – typically there is a contract between the propane provider and it usually starts with the developer or builder, and that contract usually gets transferred over to the HOA; and that contractual arrangement has to be an agreement they want to seek. Mr. Holden stated the propane company typically owns the underground assets and the propane company has to be willing to sell, and the HOA has to be interested, to have natural gas come in. Mr. Holden stated Chesapeake is interested in the conversion opportunities but they have to be cautious when a HOA is involved with a propane company.

Council Member Barbara Ryer asked if someone lives in a community which doesn't have the type of system – and there are folks who have their own private tanks – does Chesapeake Utilities require a certain amount of people in the community to get the gas? Mr. Holden stated the PSC sets the boundaries for how Chesapeake operates as a regulated utility. Mr. Holden stated the PSC regulates safety on the propane side but not pricing and when they can expand. Mr. Holden stated generally Chesapeake's expansion policy written by the PSC is Chesapeake has to have enough committed

users to support the cost of the infrastructure going in the ground and they do that so Chesapeake's current customers don't subsidize the cost of Chesapeake to expand to get to a new customer. Mr. Holden stated a sixty percent (60%) threshold is typically enough for Chesapeake to "go to the next level," which will have Chesapeake do a design and get a contractor, making sure Chesapeake knows what its costs are and take a look to see what the gas use will be by the community and see how it matches up with the economic test. Mr. Holden stated it's always a "case-by-case basis." Ms. Ryer asked if the communities would contact Chesapeake directly. Mr. Holden stated yes, they can, and Mr. Holden will give Ms. Botchie the sales representative's information. Mr. Holden stated as this construction project gets a little more imminent, Chesapeake will end up wanting to do "mailers" which is typically done within municipalities.

Council Member Sharon Brienza asked since she lives in Millville by the Sea (MBTS) and the gas line will be close to her, can she presume she will get some kind of mailer? Mr. Holden stated typically when Chesapeake is putting a gas main in, they will put a mailer into residents, businesses, parcels they could serve directly off that main line. Mr. Holden stated Chesapeake has to be conscious to narrow their focus to the project they have in front of them. Mr. Holden stated he believes MBTS has a community gas system. Ms. Brienza stated no, MBTS is not. Mr. Al Ruble, of MBTS, stated yes, it is. Ms. Brienza stated not her development. Mr. Ruble stated yes, it is as it's all underground, and the agreement was signed in 2004. Ms. Brienza stated she has been there three (3) years and no one has ever told her this information. Mr. Ruble asked Ms. Brienza if she had any appliances which use gas. Ms. Brienza stated no, because she didn't know she had gas. Mr. Ruble stated the builder should have informed her, but MBTS is not the builder. Mayor Maneri asked if there was a contract signed for Pep-Up for the whole community of MBTS. Mr. Ruble stated yes, back in 2004 or 2005, and keep in mind that back during that time, it was unheard of to have natural gas down in this area, so Mr. Ruble thinks it was the best way to go and Bishop's Landing and pretty much everyone else had to go that route back then. Mayor Maneri stated he understands why communities would have the option but what happens now for developments which haven't been built yet, and could gas come in? Mr. Ruble stated yes, he thinks there's flexibility there, but Pep-Up has the exclusive right now under the contract with Millville Town Center LLC. Ms. Brienza asked how long the contract was valid. Mr. Ruble stated basically for the entirety of the project. Mayor Maneri asked if Chesapeake could go back to Pep-Up. Mr. Ruble stated yes, there's absolute potential for any future development in MBTS. Mayor Maneri asked about the development (in MBTS) which already exists – could Chesapeake go back and ask "by the line?" Mr. Ruble stated yes, it could be worked up. Mayor Maneri asked Chesapeake if it could use the existing lines. Mr. Holden stated sometimes because propane has a different density than natural gas and so there are times when a propane line could be too small. Mr. Holden stated there are also scenarios where you buy the right to the development but you couldn't put new lines in; and there's a record-keeping and safety-compliance issue so you have to look at who installed it and how it was installed. Mr. Holden stated Chesapeake bought a company called Eastern Shore Gas, which was in Worcester County, and they had ten-thousand-plus (10,000+) customers, and after the testing of lines and research, they

have converted eight-thousand-five-hundred (8500) of those residents, customers over to natural gas and they're working through the rest. Secretary Ronald Belinko stated if Sharp is under the same "corporate umbrella," it should make it a little easier to make the transition from propane to natural gas. Mr. Holden stated he thinks that's a fair general statement, and Chesapeake has gotten close to a few other communities which do not use Sharp but they have "not reached the finish line there." Mr. Belinko asked what the average cost would be for a homeowner not located within a HOA. Mr. Holden stated it's still the same economic test, so if Chesapeake can run gas main in front of their house, they look at if the homeowner just has a gas fireplace or will they have a furnace and a hot-water heater; so those are two (2) different revenue expectations. Mr. Holden stated typically if the service is less than seventy-five (75) feet, you get it automatically, but if it's longer than seventy-five (75) feet, they have to do the economic test. Mr. Holden stated regarding a community, it's easier to expand when the builder puts the natural gas line in during new construction. Mr. Belinko stated in his community, which has Sharp, everyone is very excited about the possibility of having access to natural gas.

Town Solicitor Seth Thompson stated it sounds to him like Chesapeake uses customers in any given portion of the project to cover the cost of expansion, so the next people will not have to repay for that expansion. Mr. Holden stated yes. Mr. Thompson stated there is a benefit for a current customer to hook up to a future customer. Mr. Holden stated yes. Ms. Botchie asked, regarding communities with which the developer still has control of, and not the HOA yet, would the developer have to come to Chesapeake? Mr. Holden stated potentially, but it depends on whether it's a ROW or is it a private road; so if the first phase of the development was built and it was adjacent to the roadway where they had gas – meaning they had ROW to get gas in – Chesapeake could go in and service existing residents. Ms. Botchie stated the developer has the contract with the utility. Mr. Holden stated Chesapeake seeks a contract with the developer for assurance a certain percentage of yet-to-be-built homes are going to go to natural gas; but Mr. Holden can't think of an example where a community was built on a gas main that didn't go to natural gas. Mayor Maneri asked if the gas main is going to go down Route 17. Mr. Holden stated yes. Mayor Maneri asked if the gas main is coming up Route 26 at all. Mr. Holden stated Chesapeake was going to come from Dagsboro, across Route 26, under Vines Creek Road, all the way to the intersection of Route 17, then south down Route 17 into the Beebe facility, and that's the extent of the current project. Mayor Maneri stated it looks like Chesapeake is just trying to get to the hospital. Mr. Holden stated Beebe is a very small load, and it is single percentage points of paying the cost of the main extension. Mayor Maneri stated there are a lot of people living along Route 26, as well as a new development (Parkside) going in down the road off Route 26, and it seems Chesapeake will not run up Route 26 with the gas main. Mr. Holden stated he recognizes Mayor Maneri's concern but Chesapeake has heard this before in Lewes when people said Chesapeake was only interested in the big loads (Beebe), but Chesapeake has connected there over twenty-five-hundred (2500) small business and residential customers since the time Chesapeake was able to get a gas main there. Mr. Holden stated that project was a little different in the three (3) big users made the project economic; but, in this case, the State is paying for about half of the cost of the

gas main. Mr. Holden further stated Chesapeake has preliminary discussions with the two (2) other planned residential developments to be users of it, so Beebe is a very small percentage of this and residential customers make up about ninety percent (90%) of Chesapeake's customers. Mr. Holden stated the contract Chesapeake has with the State of Delaware for the grant requires Chesapeake to build an eight (8)-inch gas main, which is much bigger than Beebe demands; so this main is intended to be a "backbone" to run all the way down Route 17 and connect back into the main. Chesapeake wants to build for Lighthouse Lakes and on up. Mayor Maneri stated he's hearing Mr. Holden say Beebe is not Chesapeake's "cash cow" but he's still hearing Chesapeake is only going down Route 17, into Selbyville and making a loop. Mr. Holden stated the current project stops at Beebe and, for the State and its grant, Beebe made the awarding of the grant very attractive since Beebe would be bringing in many high-paying jobs. Mr. Holden stated the "backbone" of natural gas Chesapeake is building is intended to serve the region, not just Beebe. Mr. Holden stated how successful Chesapeake will be in going further east on Route 26 depends on whether they can find enough users to make the next section of gas main work out; often times, Chesapeake's expansions are one-thousand (1000) or two-thousand (2000) feet at a time. Mr. Holden stated as the main would move east, it would be more challenging for Chesapeake because a lot of this footprint is built out and the filing with PSC for the CGS acquisition would make it easier because there are a number of CGS's northeast and southeast from here. Mr. Holden stated there are some residential developments Chesapeake has talked to – such as Parkside – and Chesapeake has looked into how to get to that location. Mr. Holden stated Chesapeake has phase one (1) with the construction being close to imminent, and they've got the next phases they're always sketching out on, having to follow the PLUS applications, talking to the Town and County, following site plan activity in the County so they can see which potential customers are out there on the horizon, and the PLUS application is about eighteen (18) months or twenty-four (24) months out. Mr. Holden stated it is Chesapeake's plan to build out – like they've had success between Millsboro and Lewes – through this portion of Sussex County, which includes Millville, and Mr. Holden would not be focused on Beebe as "an ultimate target."

Mr. Lyons stated the project Mr. Holden is proposing of how to get natural gas to this area is a start because you need a franchise just to do that and it would eventually expand, as seen in Lewes. Mayor Maneri stated he wants to see the entire Town of Millville get gas and not just one (1) area. Mr. Holden stated there will be the "backbone" to serve the six (6)-inch feeder lines and four (4)-inch lines which run elsewhere. Mr. Holden stated expansion within a built-up portion of municipality is tougher as the costs are higher, there's more stuff in the ground, and it's harder to get four-hundred (400) residents of a community to agree they want to go with natural gas than it is to get one (1) builder to say he'll build eighty percent (80%) of his homes with natural gas. Mr. Holden stated he cannot say the gas will go everywhere "like wildfire" but it's Chesapeake's goal to go everywhere they can make economic projects, and Chesapeake will work at that through part of the surveys, "door knockers," and a lot of different methods to figure out where there's an aggregation of interest in natural gas Chesapeake can make in economic projects to get to.

D. Residents/Property Owner Comments & Questions

Mr. Marshall Gevinson, of Seashore Park Drive, asked regarding existing piping in a community, Sharp has a propane farm across Burbage Road and is Mr. Holden saying the piping for propane will not hold up for natural gas? Mr. Holden stated Sharp builds their CGS so they are convertible and most modern equipment is convertible – not every piece is convertible – but since the communities here are pretty recent, it is the expectation they would be convertible. Mr. Gevinson asked if the developer hasn't yet turned over the community to the HOA, then the HOA can't approach Chesapeake and it has to come from only the developer? Mr. Holden stated it has to come from whoever the contracted entities are there (in the development). Mr. Gevinson asked if, in Bishop's Landing's case, the HOA has to approach the developer to contact Chesapeake. Mr. Holden stated yes.

Mr. Dana Ryer, of Blue Heron Drive, asked what kind of pressure the main will be able to carry. Mr. Holden stated Chesapeake will put in high-density polyethylene (HDPE) pipe, which Chesapeake will run up to ninety-nine (99), and when running it at 99, Chesapeake will put a district regulator station in where they are servicing a lot of customers, and they'll likely put one (1) regulator station in before they get to Millville and they do that because they're more comfortable installing a lot of services when they're at fifty-five (55) pounds, which is typically where they'll run the majority of it. Mr. Ryer stated he used to work for Baltimore Gas & Electric and wonders if there will be any incentives for hooking up. Mr. Holden stated Chesapeake doesn't have any incentives which flow through them right now.

Mr. Butch Wlaschin, of Windsor Court, stated is says in the agenda synopsis to distribute natural and mixed gases, so what does that entail? Mr. Holden stated Chesapeake's franchises typically read that way and some of that language is a hold-over from areas where natural gas and propane gas are flowed into different areas. Mr. Holden stated, even though none of them have been built in Delaware yet, there are also a number of entities which are in the permitting flow to build renewable natural gas facilities, and there you could take food waste, agricultural waste, municipal waste, and convert it by making methane and putting it back in the pipe; but that's not under the definition of natural gas, so the definition broad enough to allow such methods is labeled "mixed gas." Mr. Holden stated right now, however, all of Chesapeake's gas is what you would know as natural gas.

Ms. Valerie Faden, of Beach Plum Drive, stated she shares Mayor Maneri's sentiment of bringing the utility to the entire Town, and she feels the residents should have as equal weight as the commercial entities in the Town. Ms. Faden stated such an infrastructure issue such as this one should be coordinated under the Town Comprehensive Plan as well as the Sussex County Comprehensive Plan. Mr. Faden stated it might be of interest of everyone to survey the Town residents and HOAs to get some more information about this issue to find out more about how the community can benefit from this and perhaps alter the existing franchise agreement to perhaps incentivize things a certain way to make things happen to the benefit of the entire community. Mr. Holden stated Chesapeake works with Sussex County in their

comprehensive plan to talk about where they have gas and where they want to send it, and Chesapeake is very keen to work within the municipality and the franchise language right now has language – to paraphrase – that if Millville says “we’ll get this footprint,” Chesapeake is obligated to evaluate and look at that footprint. Mr. Holden stated the municipality has some direction and authority to require Chesapeake to evaluate areas, and Chesapeake is pleased to do so.

Mr. Carlos Melendez, of Bellevue Court, stated he’s on board for getting natural gas, but, from a homeowner/consumer point-of-view, what is the relative cost basis difference between propane and natural gas? Mr. Holden stated there is no clear answer, but Chesapeake has a monthly meter charge akin to a lot of utilities where you have a monthly charge so no matter how much you use, you’re charged an amount. Mr. Holden stated some of the CGS’s have a very low monthly charge but their volumetric charge is high, and then you get into whether you have just a fireplace or also heat, hot water, cook-top, etc. Mr. Holden stated the more you use, the more it dilutes the meter charge. Mr. Holden further stated what Chesapeake does when it talks to any HOA is provide a spreadsheet chart which shows, based upon adjustments, what is charged to buy propane at a certain price. Mr. Holden stated Chesapeake’s charges are set by the PSC so there are no major changes there. Mr. Holden stated when Chesapeake presents to a HOA, they can show monthly billing and show how much propane you use, put in your propane price and see if you would be saving money or losing money. Mr. Melendez stated it sounds very complicated and, from what Mr. Holden is explaining, a lot of people won’t get behind this, because, why should Mr. Melendez convert from propane to natural gas if there is no difference. Mr. Melendez stated this has to be made simple so everyone can understand it. Mr. Holden stated there’s a lot which goes into the cost analysis, but when Chesapeake comes into your community, we will give you the spreadsheet so people can look at the numbers and evaluate whether it’s transparent or not. Mr. Holden stated what Chesapeake generally finds is when you have heat or hot water, you’re always going to save money. Mr. Holden stated if you just have a fireplace, it might not make economic sense for you. Mr. Holden stated the billing is straight-forward but there are some factors such as tiered usage rates – so the first segment of the volume you use gets billed at one rate, and if you use more, that rate goes down. Mr. Melendez stated he’s less inclined to vote to change because nobody can explain to him that he’ll actually see a benefit. Mr. Holden stated with natural gas, you pay for what you use versus if you have a tank. Mr. Holden stated if you’re in a CGS, you’re paying for what you use and Chesapeake’s prices of natural gas, which is cleaner, are consistent all the way around versus propane which is volatile as it’s not regulated, so the propane company has some leeway to charge you whatever they want.

MOTION TO CLOSE PUBLIC HEARINGS

Ms. Brienza motioned to close the public hearings at 8:00 p.m. Mr. Belinko seconded the motion. Motion carried 5-0.

9. NEW BUSINESS

- A.** Review and possible vote on a revision to the Millville by the Sea (MBTS) Master Plan Subdivision Site Plan; zoned Master Planned Community (MPC), submitted by

Civil Engineering Associates LLC on behalf of Millville Town Center LLC, to change 29.68 acres (19.42 AC, 6.40 AC, with 3.86 AC easement) from Town Center Commercial B to mixed-use, located at Tax Map Parcel 134-15.00-93.01.

- Secretary Belinko requests individual vote

Mr. Belinko motioned to approve the revision to the MBTS Master Plan Subdivision Site Plan, to change 29.68 acres (19.42 AC, 6.40 AC, with 3.86 AC easement) from Town Center Commercial B to mixed-use, located at Tax Map Parcel 134-15.00-93.01. Mr. Michel seconded the motion. Mr. Michel voted yes due to it being nicely done and easy to understand. Ms. Ryer voted yes as it will be beneficial to the Town. Mr. Belinko voted yes due to the recommendation from P&Z and the issues were addressed. Motion carried 3-0-2 abstentions.

B. Review and possible vote on Ordinance 20-03.

- Mayor Maneri requests individual vote

Mayor Maneri motioned to approve Ordinance 20-03. Ms. Ryer seconded the motion. Ms. Ryer voted yes. Mr. Belinko voted yes because he thinks this is good for the community and the questions were all answered well. Ms. Brienza voted yes because she came from a town in New Jersey that had natural gas, she loved it, and looks forward to having it. Mr. Michel voted yes because he thinks the presentation was well done, he thanks Ms. Botchie for her cover sheet, and he is disappointed no one representing Bishop's Landing's HOA is present tonight as this is a very important issue. Mayor Maneri voted yes because it's going to Beebe, which needs it, and he's hoping it spreads to the rest of Millville. Motion carried 5-0.

10. CITIZENS' PRIVILEGE

Mr. Marshall Gevinson, of Seashore Park Drive, stated regarding Chesapeake Utilities, it would behoove Council to write a notification letter to the community HOAs so they may get their developer to approach Chesapeake when the time comes for conversion or addition of natural gas. Mr. Thompson stated the Town can act as a facilitator so HOAs and/or developers are in touch with Chesapeake in terms of conversion. Mayor Maneri stated the Town can send out a letter to each HOA president.

11. ANNOUNCEMENT OF NEXT MEETING - Town Council Workshop Mtg., September 24, 2019

12. ADJOURNMENT

Ms. Brienza motioned to adjourn at 8:08 p.m. Ms. Ryer seconded the motion. Motion carried 5-0.

Respectfully submitted,
Matt Amerling, Town Clerk